

Key: 5681

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 5.407

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JAMES ROSS E & MOLLY TRS 85 MANN HILL RD SCITUATE, MA 02066				21-1-2-0				85 MANN HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JAMES ROSS E & MOLLY TRS				06/10/2021	F	1	55119-254				
JAMES ROSS E & MOLLY A				12/15/2020	QS	960,000	54009-195				
MCCAFFERY JOHN P				06/26/2020	V	410,000	52975-312				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-284	04/04/2023	3	ALTERATIONS	50,000	06/02/2023	NC	100	100
20-401	07/15/2020	3	ALTERATIONS	112,000	06/24/2021	JD	100	100
90-703	11/01/1990	3	ALTERATIONS				100	100

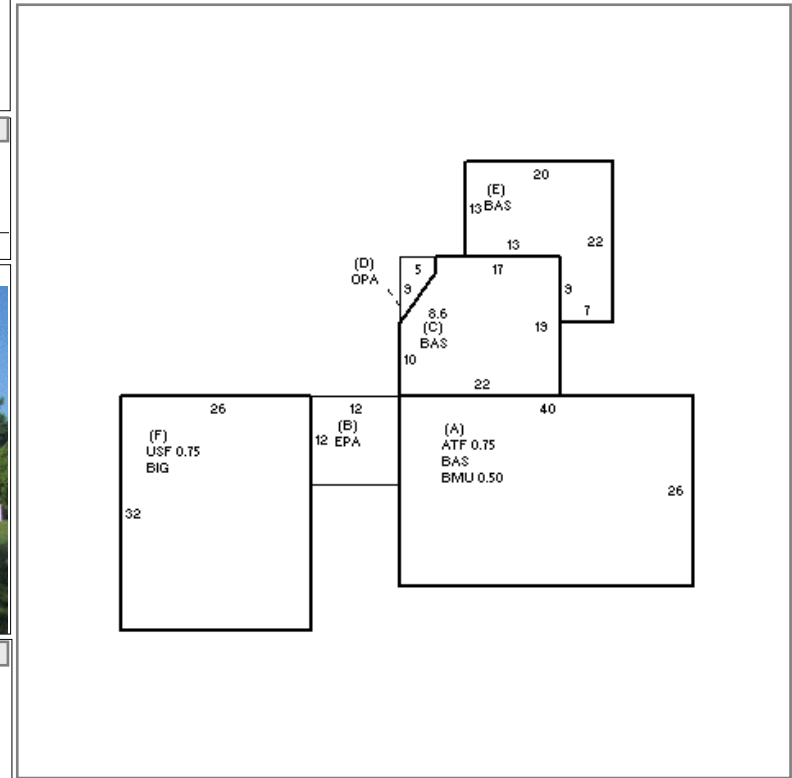
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,007	NS 1.00	100 1.00	100 1.00	528,000	1.79	100 1.00	R05 1.20			455,020

TOTAL	21,007 SF	ZONING	NO. SCITUATE	FRNT	280	ASSESSED	455,000	CURRENT	1,159,300	PREVIOUS	413,700
Ngh	NO. SCITUATE	NOTE	LAND	695,700	BUILDING	8,600	OTHER	0	TOTAL	1,013,500	
Inf1	FACTOR 100		DETACHED	0							
Inf2	PHY 100										

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
HTB	A	1.00	30 0.70		1	5,181.80	3,600
S/V	A	1.00	10 0.90	PATIO	5,000	1.10	5,000



BLDG COMMENTS	MLS
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BUILDING	CD	ADJ	DESC	MEASURE	5/15/2015	SJ
MODEL	1		RESIDENTIAL	LIST	5/15/2015	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	6/30/2023	MR
QUALITY	+	1.10	AVG +/GOOD - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1952	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,158	DETAIL ADJ	1.133	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	520		65.53	34,075
\$NLA(RCN)	\$245	OVERALL	1.000	EXT COVER	1	WD SHINGLES	1.00	A	ATF	L	ATTIC FINISH	780	1952	151.24	117,971
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	144	99.22	14,288
STORIES	1.5	1.00	ROOF COVER	1	ASPH SHINGLES	1.00	+	BAS	L	BASE AREA	1,754	1952	234.08	410,583	
ROOMS	7	1.00	FLOOR COVER	14	COMB	1.00	D	OPA	N	OPEN PORCH	28		56.65	1,586	
BEDROOMS	3	1.00	INT FINISH	1	PLASTER	1.00	F	BIG	N	BUILT-IN GARAGE	832		49.47	41,155	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM/COOL AIR	1.03	F	USF	L	UPPER STORY FIN	624	1952	212.87	132,834	
# 1/2 BATHS	1	1.00	FUEL SOURCE	2	GAS	1.00	F	FPL	O	FIREPLACE	1		8,594.30	8,594	
TOT FIXTURES	12	\$11,965													
# UNITS	1	1.00													

TOTAL RCN	773,050
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	10 10%
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$695,700